106.0	0001	0004.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	920,300 / 920,300
					USE VALUE:	920,300 / 920,300
					ASSESSED:	920,300 / 920,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
116		HUTCHINSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MERCER KIKI
Owner 2:	
Owner 3:	
Street 1:	116 HUTCHINSON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MERCER CHRISTINE ANN/ TRUSTEE -
Owner 2:	DOLORES BUCKLEY OLSEN TRUST -
Street 1:	116 HUTCHINSON ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,037 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1963, having primarily Wood Shingle Exterior and 2122 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

Christine Ann M

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10037.000	289,300		631,000	920,300
Total Card	0.230	289,300		631,000	920,300
Total Parcel	0.230	289,300		631,000	920,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 433.78 | /Parcel: 433.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	67821
GIS Ref	
GIS Ref	
Insp Date	07/26/19

!8361!

PREVIOUS ASSESSMENT

Parcel ID: 106.0-0001-0004.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	289,400	0	10,037.	631,000	920,400	920,400	Year End Roll	12/18/2019
2019	101	FV	252,300	0	10,037.	631,000	883,300	883,300	Year End Roll	1/3/2019
2018	101	FV	252,300	0	10,037.	540,800	793,100	793,100	Year End Roll	12/20/2017
2017	101	FV	252,300	0	10,037.	504,800	757,100	757,100	Year End Roll	1/3/2017
2016	101	FV	252,300	0	10,037.	432,700	685,000	685,000	Year End	1/4/2016
2015	101	FV	232,200	0	10,037.	387,600	619,800	619,800	Year End Roll	12/11/2014
2014	101	FV	232,200	0	10,037.	358,800	591,000	591,000	Year End Roll	12/16/2013
2013	101	FV	232,200	0	10,037.	342,100	574,300	574,300		12/13/2012

PRINT

Date	Time
12/10/20	22:56:16

LAST REV

Date	Time
07/26/19	11:02:16
danam	
8361	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MERCER CHRISTIN	1536-113	1	11/2/2018	Family		No	No		
OLSON DOLORES B	1293-30		11/18/2004	Family	1	No	No		Dolores B Olson dod 7/6/2018
	784-105		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/26/2019	Meas/Inspect	DGM	D Mann
9/21/2018	MEAS&NOTICE	BS	Barbara S
6/18/2009	Info At Door	189	PATRIOT
4/26/2000	Inspected	264	PATRIOT
11/10/1999	Mailer Sent		
10/27/1999	Measured	243	PATRIOT
9/11/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	67821
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10037		Sq. Ft.	Site		0	70.	0.90	4			Golf co	25					630,970						631,000	

Total AC/HA: 0.23042 | Total SF/SM: 10037 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 630,970 | Spl Credit | Total: 631,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1963	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	15	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	1 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.95081002
Adj $ / SQ:	121.941
Other Features:	110745
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	419286
Depreciation:	129979
Depreciated Total:	289308

COMMENTS

GAS INSERT IN LLV.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

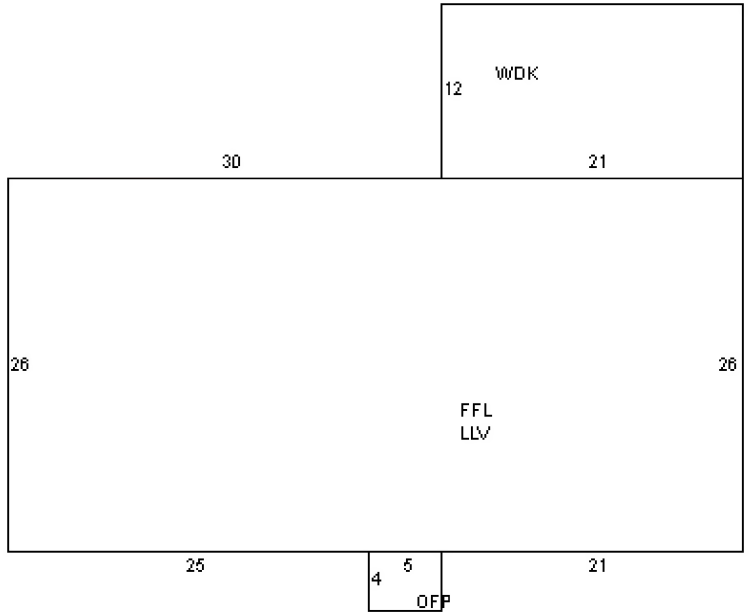
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	134.14
Special Features:	0	Val/Su Net:	98.94
Final Total:	289300	Val/Su SzAd	218.17

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,326	121.940	161,694
LLV	Lower Level	1,326	79.570	105,506
WDK	Deck	252	9.480	2,388
OFP	Open Porch	20	41.840	837

Net Sketched Area:	2,924			Total:	
Size Ad	1326	Gross Are	4310	FinArea	2122

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	60	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

106.0-0001-0004.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc